101.0	0005	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	780,400	/	780,400
USE VALUE:	780,400	/	780,400
ASSESSED:	780,400	/	780,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAROYAN ROBERT J & BARBARA A
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	19 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAROYAN ROBERT J & BARBARA -
Owner 2:	-
Street 1:	19 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,626 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7626.000	326,300		454,100	780,400
Total Card	0.175	326,300		454,100	780,400
Total Parcel	0.175	326,300		454,100	780,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.63 | /Parcel: 368.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65128
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!8089!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,300	0	7,626.	454,100	780,400	780,400	Year End Roll	12/18/2019
2019	101	FV	266,400	0	7,626.	454,100	720,500	720,500	Year End Roll	1/3/2019
2018	101	FV	250,400	0	7,626.	389,300	639,700	639,700	Year End Roll	12/20/2017
2017	101	FV	250,400	0	7,626.	363,300	613,700	613,700	Year End Roll	1/3/2017
2016	101	FV	250,400	0	7,626.	311,400	561,800	561,800	Year End	1/4/2016
2015	101	FV	225,400	0	7,626.	279,000	504,400	504,400	Year End Roll	12/11/2014
2014	101	FV	225,400	0	7,626.	258,200	483,600	483,600	Year End Roll	12/16/2013
2013	101	FV	225,400	0	7,626.	246,200	471,600	471,600		12/13/2012

PRINT

Date	Time
12/10/20	22:40:34

LAST REV

Date	Time
08/29/18	11:43:43
apro	
8089	

USER DEFINED

Prior Id # 1:	65128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAROYAN ROBERT	62616-99		9/11/2013	Convenience	99	No	No		
	13481-604		7/1/1978		64,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2017	609	Redo Bat	14,800	C				
9/30/2016	1198	Re-Roof	8,995					
7/30/2015	1047	Renovate	25,740		7/30/2015			Replace finish of

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Meas/Inspect	CC	Chris C
5/29/2009	Measured	189	PATRIOT
4/8/2000	Inspected	268	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626		Sq. Ft.	Site		0	70.	0.85	4									454,147						454,100	

Total AC/HA: 0.17507 | Total SF/SM: 7626 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,147 | Spl Credit | Total: 454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01250005
Adj $ / SQ:	129.853
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400872
Depreciation:	74562
Depreciated Total:	326310

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB		

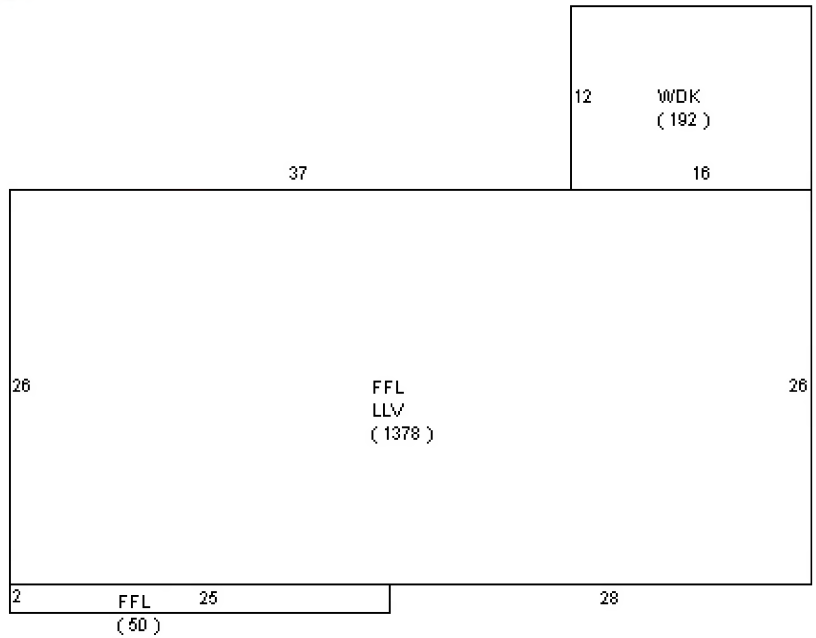
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,428	129.850	185,430
LLV	Lower Level	1,378	85.460	117,763
WDK	Deck	192	11.350	2,179
	Net Sketched Area:	2,998	Total:	305,372
Size Ad	1428	Gross Are	2998	FinArea 2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.85
Special Features:	0	Val/Su Net:	108.84
Final Total:	326300	Val/Su SzAd	228.50

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: